Box 14
36971-8

WARRANTY DEED

KIMBERLY BEARD
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 7-7-2027

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is **$810,000.00.**

Affiant

Subscribed and sworn to before me, this the 30th day of October, 2023

Notary Public

My commission expires 7-7-27
(AFFIX SEAL)

Karen Johnson Davidson County
Batch# 1066484 **DEEDWARR**
10/31/2023 10.08 49 AM 2 pgs
Fees $13 00 Taxes $2,997 00

20231031-0084934

THIS INSTRUMENT WAS PREPARED BY
Attorneys Title Company, Inc.
2927 Berry Hill Drive, Nashville, TN 37204-3126

Address of New Owner(s) as follows:	Send Tax Bills To	Map-Parcel Numbers
Mary Walton Estes	**OWNER**	**Map 103-16-0B Parcel 108.00CO**
4215 Harding Pike #1001		
Nashville, TN 37205		

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

Mildred F. Adams, Trustee of the Mildred F. Adams 2008 Revocable Trust under the provisions of a trust agreement dated November 3, 2008

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Mary Walton Estes, a single woman

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT

Land in Davidson County, Tennessee, being Unit No. 1001 of Windsor Tower Condominium Apartments, of record in Book 5200, Page 71, a Condominium Development established pursuant to the provision of the Tennessee Horizontal Property Act as the same is set out in Section 66-27-101, et. Seq., of the Tennessee Code Annotated, under the Master Deed establishing 4215 Harding Road Association of record in Book 5313, Page 338 and as amended in Book 8666, Page 789, Instrument No. 20131217-0127081, and Instrument No. 20210208-0017527, Register's Office for Davidson County, Tennessee, together with a percentage interest in the Common Elements and voting percentage as set forth in Exhibit "B" to said Master Deed.

Being the same property conveyed to Mildred Adams, Trustee of Mildred F. Adams 2008 Revocable Trust under the provisions of a trust agreement dated November 3, 2008, by Deed dated August 24, 2021 from Shelby M. Smith, Trustee of the W. Madison Smith 2019 Trust dated June 21, 2019, of record in Instrument No. 20210825-0114680, Register's Office for Davidson County, Tennessee. Mildred F. Adams is one and the same as Mildred Adams.

Conveyance of the above described property is subject to the following: 1) The Plan of record in Plat Book 5200, Page 71, said Register's Office, shows an Owner's Certificate, and is subject to all matters as set forth therein. 2) Easement for Sanitary Sewer and/or Storm Drainage of record in Book 3956, Page 943, Register's Office for Davidson County, Tennessee. 3) The Premises herein insured is a condominium apartment established pursuant to all the provisions of the Tennessee "Horizontal Property Act" as the same is set out in Section 66-27-101 et seq. of the Tennessee Code Annotated, and is subject to the provisions and requirements thereof; and is subject to the By-Laws for the administration thereof; also subject to easements, rights and interest in favor of other unit owners and all sewer, water, electrical, telephone and other utility easements now or hereafter established over, through or upon the land embracing the regime and building thereon; and also including without limitations all conditions, covenants, restrictions, options, burdens, assessments, and other undertakings contained in the Master Deed establishing a Horizontal Property Regime of 4215 Harding Road Condominiums, of record in Book 5313, Page 338, and amended in Book 8666, Page 789, Instrument No. 20131217-0127081, and Instrument No. 20210208-0017527, said Register's Office. 4) By-Laws of 4215 Harding Road Condominiums Homeowners' Association, Inc., of record in Book 5313, Page 358, said Register's Office. 5) Charter of 4215 Harding Road Homeowners' Association of record in Book 5297, Page 370, said Register's Office. 6) Easement and Right-of-Entry Agreement to VSC Cable, Inc., d/b/a Viacom Cable, of record in Book 9486, Page 948, said Register's Office. 7) Grant of Easement to Comcast of Nashville I, LLC, of record in Instrument No. 20110301-0016521 and Instrument No. 20161212-0130101, said Register's Office. 8) Taxes for the current year prorated and paid by the Grantor and the Grantee assumes any subsequent years not yet due and payable.

This is improved (__x__) Unimproved (____) property, known as **4215 Harding Pike #1001, Nashville, TN 37205**

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out, and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders

Witness my/our hand(s) this **30th** day of **October, 2023.**

Mildred F. Adams, Trustee

Mildred F. Adams, Trustee of the Mildred F. Adams 2008 Revocable Trust under the provisions of a trust agreement dated November 3, 2008

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public of said County and State, **Mildred F. Adams, Trustee of the Mildred F. Adams 2008 Revocable Trust under the provisions of a trust agreement dated November 3, 2008,** the within named seller, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained

Witness my hand and official seal at Nashville, Tennessee, this **30th** day of **October, 2023.**

MBoyd

Notary Public

My Commission Expires: 5/9/2026

MIKE BOYD
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON